

PLANNING & DEVELOPMENT SERVICES NEWSLETTER

NOVEMBER 2014



Building a Better Community with You

POPULATION: THE NOVEMBER POPULATION ESTIMATE IS 102,081

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PLANNER-ON-CALL FREQUENTLY ASKED QUESTIONS

The Planner-on-Call system helps over 1,800 people a year that call, email, or come into the P&DS office with questions related to planning and development. This section highlights some of the more common questions. If you have questions for the Planner-on-Call, please contact us at 979-764-3858 or POC@cstx.gov.

Q: I want to change the building color of my business. Do I need permission before I start painting?

A: With a few exceptions, all non-residential buildings are subject to the City of College Station Color Palette. The primary color of a structure must be an approved color; all others are considered accent colors and may be used on no more than 15% of each façade. Additional building color requirements may apply in the Wolf Pen Creek Corridor, Northgate District, and the Corridor Overlay.

A Non-Residential Architectural Standards Building Review (NRA) application is required to be submitted to Planning & Development Services (P&DS) for review and approval. Application requirements include the submittal of color samples or list of colors to be used and building elevations. There is no fee associated with an application for a color-only change to an existing building.

A complete copy of the approved Color Palette can be viewed at the P&DS office. The list of colors included in the Color Palette may be found online at <http://www.cstx.gov/Modules/ShowDocument.aspx?documentid=11302>.

For additional information regarding the Color Palette or NRA, please contact the Planner-on-Call.

Volume 15 Issue 11

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Tracking the Numbers

New Single-Family Homes:

↑ YTD - 1 yr 41% ↑ YTD - 2 yr 33%

Year-to-date, single-family home permits increased in quantity when compared to last year at this time, November 2013, and increased when compared with two years ago, November 2012.

New Commercial:

↑ YTD - 1 yr 2% ↑ YTD - 2 yr 21%

Year-to-date, new commercial permits experienced an increase in quantity when compared to last year at this time, November 2013, and increased when compared with two years ago, November 2012.

Total Permits:

↑ YTD - 1 yr 14% ↓ YTD - 2 yr -5%

Year-to-date, total permits experienced an increase in quantity when compared to last year at this time, November 2013, and experienced an decrease when compared with two years ago, November 2012.



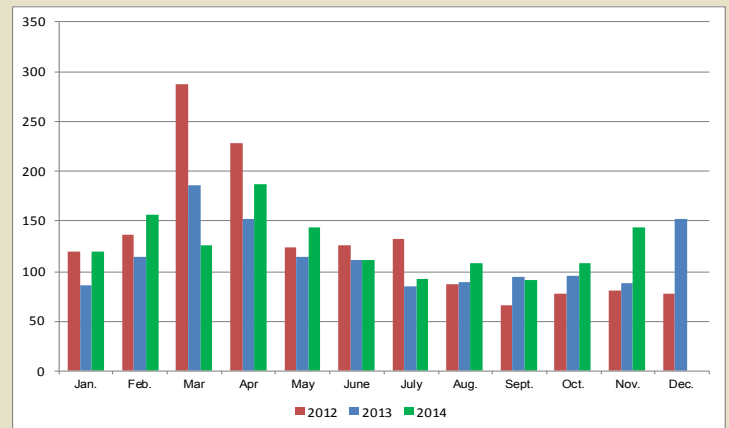
BUILDING INSPECTIONS:

MONTH	BUILDING	PLUMBING	ELECTRIC	MECHANICAL	LAWN	SIGN	POOL	TOTAL
JANUARY	415	264	136	100	15	5	7	941
FEBRUARY	358	232	161	116	11	12	6	896
MARCH	520	322	205	187	13	10	6	1,263
APRIL	602	336	273	235	29	9	11	1,497
MAY	549	331	274	208	14	9	17	1,401
JUNE	566	380	307	266	13	16	17	1,563
JULY	642	384	325	323	23	4	13	1,718
AUGUST	437	277	224	199	18	20	8	1,183
SEPTEMBER	456	269	172	181	14	16	6	1,112
OCTOBER	506	284	201	197	41	7	15	1,251
NOVEMBER	313	214	145	132	9	19	4	839
TOTAL	5,363	3,298	2,416	2,141	200	127	110	13,664

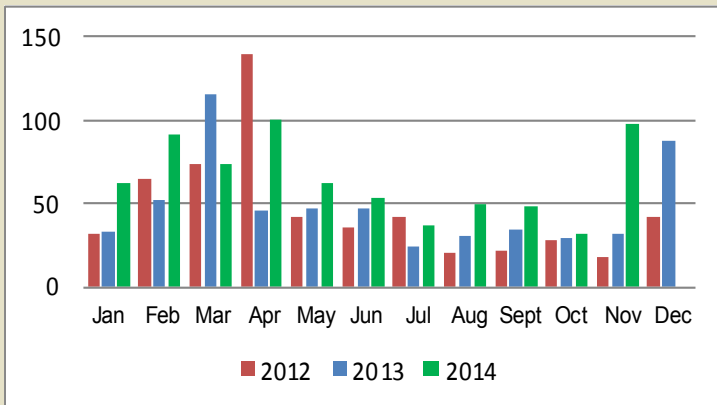
PERMITS BY TYPE YEAR TO DATE

Type of Permit	Permit	Unit	Amount
Single-Family Home	686	686	\$118,724,516
Duplex	8	16	\$2,049,394
Tri-Plex/Four-plex	1	4	\$440,100
Apartment	28	140	\$69,448,555
New Commercial	65	N/A	\$47,992,137
Commercial Remodel	80	N/A	\$10,819,914

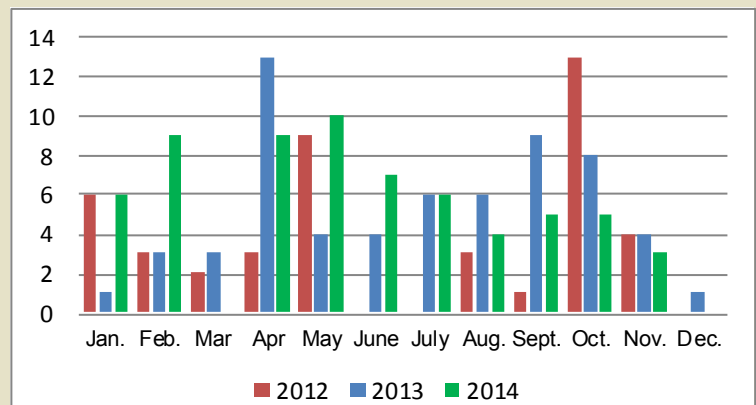
TOTAL PERMITS 3 YEAR—COMPARISON BY MONTH



NEW SINGLE FAMILY PERMITS 3 YEAR—COMPARISON BY MONTH



NEW COMMERCIAL PERMITS 3 YEAR—COMPARISON BY MONTH





Month of November 2014						Month of November 2013		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	97	97	207,380	175,365	\$14,553,543	31	31	\$5,421,063
Duplex	3	6	12,060	10,626	\$738,316	0	0	\$0
Tri-plex/Four-plex	0	0	0	0	\$0	2	0	\$740,000
Apartment	0	0	0	0	\$0	1	12	\$846,461
Residential Addition	2	N/A	4,427	3,516	\$183,000	4	N/A	\$202,544
Residential Remodel	8	N/A	0	100	\$66,012	6	N/A	\$31,437
Residential Garage/Carport Addition	4	N/A	0	N/A	\$17,737	0	N/A	\$0
Residential Demolition	5	N/A	N/A	N/A	\$22,000	0	N/A	\$0
Residential Slab Only-SF	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-DPLX	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-Apt.	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Hotel / Motel / Inn	0	N/A	0	0	\$0	0	N/A	\$0
New Commercial	3	N/A	13,330	13,330	\$675,000	4	N/A	\$860,000
Commercial Remodel	4	N/A	53,176	36,176	\$392,180	6	N/A	\$876,200
Commercial Addition/Retaining Wall	1	N/A	0	0	\$11,788	2	N/A	\$41,000
Commercial Demolition	2	N/A	N/A	N/A	\$255,000	3	N/A	\$522,500
Commercial Slab Only	0	N/A	0	0	\$0	1	N/A	\$52,500
Swimming Pool	2	N/A	N/A	N/A	\$82,000	2	N/A	\$95,000
Sign	10	N/A	N/A	N/A	\$0	11	N/A	\$0
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	1	N/A	N/A	N/A	\$60,000	0	N/A	\$0
Roofing	2	N/A	N/A	N/A	\$11,000	14	N/A	\$346,638
TOTALS	144	103	290,373	239,113	\$17,067,576	87	43	\$10,035,343

January 1, 2014 - November 30, 2014						January 1, 2013 - November 30, 2013		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	686	686	0	0	\$118,724,516	488	488	\$81,049,888
Duplex	8	16	0	0	\$2,049,394	5	10	\$1,077,777
Tri-plex/Four-plex	1	4	0	0	\$440,100	2	0	\$740,000
Apartment	28	140	0	0	\$69,448,555	8	408	\$40,923,427
Residential Addition	42	N/A	0	0	\$2,249,807	41	N/A	\$2,441,081
Residential Remodel	111	N/A	0	0	\$2,004,417	105	N/A	\$1,549,076
Residential Garage/Carport Addition	23	N/A	N/A	N/A	\$361,862	17	N/A	\$221,316
Residential Demolition	34	N/A	N/A	N/A	\$137,300	45	N/A	\$103,900
Residential Slab Only-SF	26	N/A	N/A	N/A	\$308,858	3	N/A	\$59,500
Residential Slab Only-DPLX	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	1	N/A	\$40,000
Residential Slab Only-Apt.	5	N/A	N/A	N/A	\$339,072	0	N/A	\$0
Hotel / Motel / Inn	3	N/A	0	0	\$13,838,226	2	N/A	\$8,100,000
New Commercial	62	N/A	0	0	\$34,153,911	61	N/A	\$40,025,432
Commercial Remodel	80	N/A	0	0	\$10,819,914	90	N/A	\$13,030,066
Commercial Addition/Retaining Wall	11	N/A	0	0	\$581,946	9	N/A	\$961,378
Commercial Demolition	11	N/A	N/A	N/A	\$735,000	19	N/A	\$1,490,597
Commercial Slab Only	12	N/A	0	0	\$2,952,092	6	N/A	\$2,785,013
Swimming Pool	53	N/A	N/A	N/A	\$2,360,753	46	N/A	\$2,140,330
Sign	121	N/A	N/A	N/A	\$0	117	N/A	\$0
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	21	N/A	N/A	N/A	\$633,142	16	N/A	\$106,569
Roofing	46	N/A	N/A	N/A	\$904,429	128	N/A	\$1,235,186
TOTALS	1384	846	0	0	\$263,043,294	1209	906	\$198,080,536